April 1, 2026

Ryan Guelff, PE
TRANSPORTATION ENGINEER
City of Missoula
1345 W. Broadway
Missoula, MT 59802

Re: South Avenue Project Amendment #2 – SS4A Final Design, R/W Acquisition, and Bidding Services

Dear Ryan:

WGM Group, Inc. (WGM) is pleased to continue working with the City of Missoula (City) on the South Avenue Reconstruction Project (Project). As stated in the Professional Services Agreement (Agreement) for the Project dated January 17, 2019, the Agreement may be amended to include additional work as agreed to by both parties and defined by a written scope for additional services. Our current scope does not include services for final design, subsurface utility exploration, right-of-way appraisals and acquisition, bidding, or construction period services. A summary of the contract amounts is presented below:

Original Contract Amount	$732,109.00
Original Contract Budget Billed	$345,859.28
Unbilled Budget (Credit)	($386,249.72)
Amendment #1	$520,663.65
Additional Services Requested: Amendment #2	$485,570.19
Total Contract Amount	**$1,352,093.12**

With completion of the Categorical Exclusion (Cat-Ex), this amendment is intended to advance the project through final design, right-of-way acquisition, subsurface utility exploration, and bidding. Construction phase services are excluded from this amendment and are anticipated to be addressed under a future amendment.

WGM has partnered with Western Real Property to provide right-of-way appraisal and waiver valuation services, and with Fair Way Right-of-Way Services, LLC to complete easement acquisition services. Knife River Corporation will support the project through utility potholing. HDR will continue to provide electrical engineering services; however, no additional scope from HDR is included in this amendment.

The scope descriptions and associated fees included herein apply only to new work. Any project phase not specifically identified here is assumed to require no additional services under this amendment.

SCOPE OF SERVICES

WGM will provide the following services:

Phase 01: Project Management **$30,808.21**

The increased budget for this phase includes the time necessary to develop this amendment and time needed to extend the project for the duration shown on the attached schedule. On a monthly basis, project invoices will be prepared along with a report on project progress and budget tracking. The following tasks are included:

- Project amendment and schedule
- Team oversight, coordination, resource allocation
- Updated roundabout pricing per scope review meeting on March 19th, 2026 (completed)
- Monthly billing and budget & schedule tracking
- Bi-weekly project meetings between the WGM project manager, City staff, and Missoula County (County) staff
- Coordination with City, County, team, sub-consultants, and agencies
- QA/QC

Deliverables: Amendment #2, continued coordination with City and County staff, updated workplan

Phase 05: Stormwater Analysis **$41,112.28**

The increased budget for this phase is primarily comprised of the effort needed to revise the stormwater design based on the value engineering meeting held between WGM and City staff on December 19, 2025. The Stage 3 design required an above-average number of stormwater structures because the reconstructed roadway has limited running slopes and narrow shoulders, resulting in frequent inlets to address spread width issues. Generally, WGM will revise the design to decrease stormwater infrastructure with primary focus on reducing the number of structures, such as street inlets and drywells while still ensuring that drywells can safely infiltrate the 100-year, 24-hour storm, as required by City standards. We will also revise the design to address the City's Stage 3 comments. Work will include stormwater modifications to plans and development of a final hydraulics report to submit with the City Stage 4 checklist. The following tasks are included:

- Spread – Spread at all on-grade and sag inlets will be re-examined. Inlets will be removed from the design if it is determined that curb spread will not create an unacceptable hazard. For design basis, WGM will use the 2-year storm in place of the original 10-year storm. WGM will also examine the impacts of reducing the open drive lane requirements to minimums.
- Flows Outside of Project Limits – On-grade inlets at the project limits will be examined and removed if flows to locations outside of the project limits are determined to have de minimis impacts.
- Pre-Treatment Inlets – Generally pre-treatment street inlets upstream of drywells will be retained. However, if any pretreatment inlets receive very small drainage, they will be flagged for elimination. These locations will be discussed with the City prior to finalizing the design.
- Drywell Re-Modeling – The elimination of inlets will change drainage areas for many drywells. Therefore, WGM will revise drainage area maps, runoff hydrology, and hydrograph routing (using SSA software) to check to ensure that the 100-year, 24-hour storm event can still be safely handled by the remaining proposed drywells. It is anticipated that some inlets and drywells may not be able to be eliminated due to drywell capacity.
- Irrigation Culverts – Stage 3 plans included preliminary culvert designs due to scope limitations. WGM will designate final pipe inverts, check pipe cover, and create specifications and details to

finalize irrigation culvert designs at six locations. This includes custom concrete designs for two locations of double culvert crossings just east of 40th Avenue to accommodate the pedestrian path.
- Final Hydraulics Report – A final Hydraulics Report will be developed that updates all drainage area maps, hydrology, and hydraulic calculation revisions caused by the elimination of inlets and/or drywells.
- Comment Responses – WGM will address City Stage 3 checklist comments within the plans and stormwater report and provide written responses.
- QA/QC

Deliverables: Final hydraulics report, Stage 3 stormwater comment responses

Phase 08: Utility Coordination **$47,063.78**

The increased budget for this phase includes the time necessary to pothole and document the depth of underground utilities identified that conflict with the proposed infrastructure. WGM proposes to work with Knife River Corporation (KRC) to pothole utility lines. KRC will provide potholing services with a VAC truck, asphalt patch back, and traffic control services. WGM will stake pothole locations for KRC and perform measure downs for exposed utility to determine utility elevations. WGM will use the information to finalize the utility relocation plan and incorporate information into the released for construction plans package. The following tasks are included:

- Stake utility pothole locations for KRC
- Complete utility potholing, measure downs, asphalt patch back and traffic control services (**See attached KRC scope.**)
- Observe potholing and complete measure-down documentation
- Integrate utility pothole information into plans
- Up to three additional meetings with utility companies to finalize utility relocation plan
    - Our scope assumes two WGM employees will attend coordination meetings
- Final utility relocation plan
- QA/QC

Deliverables: Utility potholing, additional utility coordination with subsurface exploration information, and final utility relocation plans

Exclusions: Utility relocation staking plans, staking, and observation are excluded

Phase 11: Miscellaneous Engineering Work **$13,377.02**

The increased budget for this phase is intended to address miscellaneous engineering work that may be requested by the City, County, or FHWA and is outside this scope of work. The budget for this phase will only be used with prior authorization and direction by the City for specific work items.

Phase 12: Right-of-Way Services **$246,761.91**

The project is planned to acquire permanent easements and/or temporary construction permits from 34 parcels (three parcels with permanent easements, 13 parcels with both easements and temporary construction permits, and 18 with temporary construction permits only) and require only negotiations for 15 additional parcels for driveway construction. WGM will work with Western Real Property, LLC (WRP) and Fair Way Right-of-Way Services, LLC (Fair Way) for appraisals and right-of-way acquisition. Fair Way will perform waiver valuations for 15 parcels that are temporary construction permits only, and complete acquisition of all permanent easements and temporary construction permits (including negotiation-only permits for tying in driveways and sidewalks). WRP will complete appraisals on the

remaining parcels. WGM will order title commitments for the 34 parcels identified needing right-of-way/easement and/or temporary construction permit acquisition. Project right-of-way plans will be used to develop easement exhibits and stake right-of-way locations for use in landowner negotiations. The following tasks are included:

- Easement exhibits (including construction permits)
- Easement language (including construction permits)
- Right-of-way staking plans
- Proposed right-of-way staking
    - Our scope assumes properties will be staked one time for negotiation purposes
- Appraisals (**See attached WRP scope.**)
- Acquisition (**See attached Fair Way scope.**)
    - Our scope assumes one WGM employee will attend up to ten (10) initial right-of-way negotiation meetings to assist Fair Way and explain the project design elements.

Deliverables: Final easement exhibits and documentation, 34 title commitments, right-of-way staking for negotiations, appraisals and easement acquisitions

Phase 13: Final Design – Stage 4 **$88,111.67**

WGM will update final design and construction documents based on agency review comments and prepare final Released for Construction (RFC) documents. Updated plans will be prepared as part of the Final Design – Stage 4 submittal. The following tasks are included:

- Address City Stage 3 Checklist comments
- Redesign the South Avenue and Clements Road intersection pending right-of-way negotiations
    - This work will only be completed if the necessary right-of-way for the roundabout cannot be secured.
- Finalize Stage 4 RFC plans based on Stage 3 comments, right-of-way negotiations and on-going coordination with City and County Staff
- Compile and submit City Stage 4 Checklist and associated documents to City and County staff
- Prepare Stage 4 opinion of probable cost
- Assemble final contract manual and specifications
- QA/QC

Deliverables: City Stage 3 comment response document, City Stage 4 Checklist, RFC plans, Stage 4 opinion of probable cost, and final contract manual and specifications

Phase 14: Bidding Period Services **$18,335.32**

This phase is for bidding the project and includes bid advertisement text, responses to questions from bidders, issuance of addenda, and reviewing and recommending to the City an award of the contract. WGM will use QuestCDN online bidding. The following tasks are included:

- Create bid documents
- Prepare bid advertisement text (City to submit for advertisement)
- Post bid package to QuestCDN
- Answer bidder questions
- Conduct pre-bid meeting
- Issue addenda (as needed)
- Conduct bid opening

- Review bids
- Prepare certified bid tabulation
- Prepare Recommendation of Award
- Prepare Notice of Award
- Prepare final contract documents
- Review contractor insurance and bonding
- QA/QC

Deliverables: Bidding plans, RFC PS&E package, bid advertisement text, addenda (as needed), certified bid tabulation, Recommendation of Award, and Notice of Award

ADDITIONAL SERVICES

Services not specifically described in the tasks above are not included in this scope of work amendment. Additional services may be added through another contract amendment. Additional services may include:

- Additional alternatives, meetings, or deliverables beyond those specified above
- Resubmittal of stage submittals requiring additional work not specified in this scope
- Expansion of the project limits to include additional intersections or streets

FEE ESTIMATE

Our fees will be billed on a cost-plus fixed fee basis with a total cost not to exceed **$485,570.19** without a supplemental agreement. Fees are valid through August 2027 and may need to be adjusted if the project extends beyond this date. A cost summary is provided below.

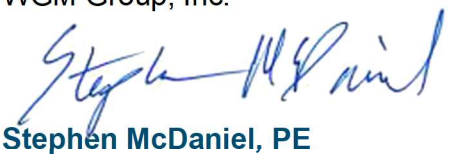
COST SUMMARY	CURRENT BUDGET	ADDITIONAL WORK BUDGET	AMENDED BUDGET
01 – Project Management	$44,864.24	$30,808.21	$75,672.45
02 – Right-of-Way Resolution & Topographic Survey	$63,126.16	$0	$63,126.16
03 – Public Outreach	$17,917.71	$0	$17,917.71
04 – Geotechnical Infiltration Analysis	$76,537.82	$0	$76,537.82
05 – Stormwater Analysis	$38,369.74	$41,112.28	$79,482.02
06 – Environmental Analysis	$33,203.56	$0	$33,203.56
07 – Intersection Control Evaluation (ICE)	$19,881.64	$0	$19,881.64
08 – Utility Coordination	$28,602.74	$47,063.78	$75,666.52
09 – Electrical & Lighting Analysis & Design	$38,054.61	$0	$38,054.61
10 – Preliminary Design – Stage 3	$145,105.43	$0	$145,105.43
11 – Miscellaneous Engineering Work	$15,000.00	$13,377.02	$28,377.02
12 – Right-of-Way Services	$0	$246,761.91	$246,761.91
13 – Final Design – Stage 4	$0	$88,111.67	$88,111.67
14 – Bidding Period Services	$0	$18,335.32	$18,335.32
TOTAL	**$520,663.65**	**$485,570.19**	**$1,006,233.84**

SCHEDULE

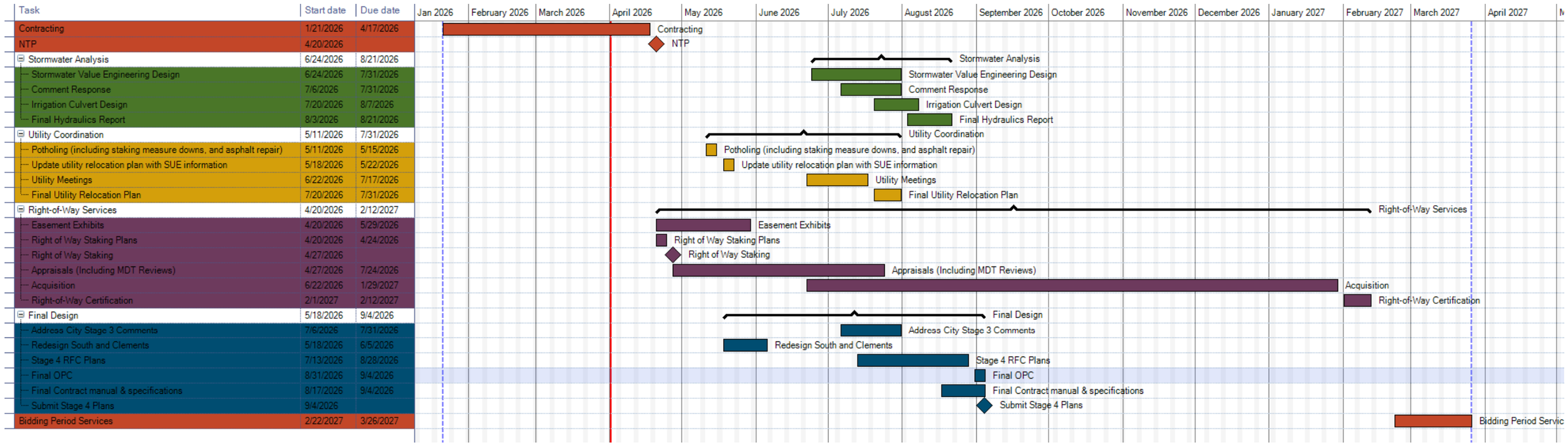
WGM is prepared to begin the amended work described herein immediately with the anticipation of submitting all deliverables based on the attached schedule. Our schedule assumes the City, County, and FHWA can review submittal packages and return comments within four weeks of each submittal, unless otherwise specified in the project schedule. WGM will provide comment submittal dates when submittals are delivered to ensure the project schedule is maintained.

Thank you for the opportunity to provide these services. If this scope of services proposal is agreeable to you, please prepare an amendment document for us to sign. Please contact me at smcdaniel@wgmgroup.com or 406.728.4611 if you have any questions or would like to further discuss this proposal.

Sincerely,
WGM Group, Inc.



Stephen McDaniel, PE
SENIOR PROJECT ENGINEER



SOUTH AVENUE - SCHEDULE

SS4A FINAL DESIGN AND RIGHT-OF-WAY ACQUISITION SERVICES

Professional Services Estimate

Project Name: **2024 South Avenue SS4A Scope An**
Project #: **170410**
Client: **City of Missoula**
Date: **3/17/2026**

WGMGROUP

DIRECT LABOR		Phase 01 PROJECT MANAGEMENT		Phase 03 PUBLIC OUTREACH (Not Included)		Phase 05 STORMWATER ANALYSIS		Phase 08 UTILITY COORDINATION		Phase 11 MISCELLANEOUS ENGINEERING WORK		Phase 12 RIGHT-OF-WAY SERVICES		Phase 13 FINAL DESIGN - STAGE 4		Phase 14 BIDDING PERIOD SERVICES		TOTAL	
	Rate $/Hr	Hours	Total $	Hours	Total $	Hours	Total $	Hours	Total $	Hours	Total $	Hours	Total $	Hours	Total $	Hours	Total $	Hours	Total $
Principal Engineer	$75.00	10	$750											10	$750			20	$ 1,500
Sr Project Engineer	$66.00	138	$9,108			52	$3,432					20	$1,320	63	$4,158	18	$1,188	291	$ 19,206
Project Engineer 2	$58.25																		
Project Engineer 1	$48.25	4	$193			139	$6,707	15	$724					164	$7,913	42	$2,027	364	$ 17,563
Sr Traffic Engineer	$68.00																		
Staff Engineer/EI 3	$39.25							42	$1,649			40	$1,570	124	$4,867			206	$ 8,086
Staff Engineer/EI 2	$37.25	6	$224			40	$1,490											46	$ 1,714
Sr Const Project Manager	$68.75													40	$2,750	36	$2,475	76	$ 5,225
Landscape Architect 2	$43.00													4	$172			4	$ 172
Landscape Architect 1	$36.00													18	$648			18	$ 648
Land Surveyor 3	$50.00											88	$4,400					88	$ 4,400
2-Person Crew	$74.00							12	$888			60	$4,440					72	$ 5,328
Sr CADD Drafter	$43.50					44	$1,914	20	$870			60	$2,610	172	$7,482	8	$348	304	$ 13,224
Project Assistant 2	$37.00																		
Admin. Assistant	$26.50															2	$53	2	$ 53
TOTAL LABOR		**158**	**$ 10,275**		**$ -**	**275**	**$ 13,543**	**89**	**$ 4,130**		**$ -**	**268**	**$ 14,340**	**595**	**$ 28,740**	**106**	**$ 6,091**	**1,491**	**$ 77,118**

DIRECT EXPENSES	Phase 01	Phase 03	Phase 05	Phase 08	Phase 11	Phase 12	Phase 13		TOTAL
Sub-consultants	-	-	-	34,400.00	-	180,400.00	-	-	$ 214,800.00
Copies / Prints	-	-	-	-	-	-	-	-	$ -
Mileage	-	-	-	-	-	60.00	-	-	$ 60.00
Lodging / Per Diem	-	-	-	-	-	-	-	-	$ -
Fees / Permits	-	-	-	-	-	-	-	-	$ -
Survey Equipment	-	-	-	-	-	2,240.00	-	-	$ 2,240.00
Technology Fee	12.00	-	520.00	284.00	-	680.00	1,968.00	80.00	$ 3,544.00
Other	-	-	-	-	13,377.02	20,400.00	-	-	$ 33,777.02
TOTAL DIRECT EXPENSES	$ 12.00	$ -	$ 520.00	$ 34,684.00	$ 13,377.02	$ 203,780.00	$ 1,968.00	$ 80.00	$ 254,421.02

SUMMARY		Phase 01	Phase 03	Phase 05	Phase 08	Phase 11	Phase 12	Phase 13		TOTAL
Hours		158.00		275.00	89.00		268.00	595.00	106.00	1491.00
Labor		$ 10,274.50	$ -	$ 13,542.75	$ 4,130.25	$ -	$ 14,340.00	$ 28,740.00	$ 6,090.50	$ 77,118.00
Expenses		$ 12.00	$ -	$ 520.00	$ 34,684.00	$ 13,377.02	$ 203,780.00	$ 1,968.00	$ 80.00	$ 254,421.02
General Overhead	167.62%	$ 17,222.12	$ -	$ 22,700.36	$ 6,923.13	$ -	$ 24,036.71	$ 48,173.99	$ 10,208.90	$ 129,265.19
Profit	12%	$ 3,299.59	$ -	$ 4,349.17	$ 1,326.41	$ -	$ 4,605.20	$ 9,229.68	$ 1,955.93	$ 24,765.98
TOTAL		**$ 30,808.21**	**$ -**	**$ 41,112.28**	**$ 47,063.78**	**$ 13,377.02**	**$ 246,761.91**	**$ 88,111.67**	**$ 18,335.32**	**$ 485,570.19**

Professional Services Hours

Project Name: **2024 South Avenue SS4A Scope Amendment #2**
Project #: **170410**
Client: **City of Missoula**
Date: **3/17/2026**

WGMGROUP

			Principal Engineer *	Sr Project Engineer *	Project Engineer 2 *	Project Engineer 1 *	Sr Traffic Engineer *	Staff Engineer/EI 3 *	Staff Engineer/EI 2	Sr Const Project Manager *	Landscape Architect 2 *	Landscape Architect 1 *	Land Surveyor 3 *	2-Person Crew	Sr CADD Drafter *	Project Assistant 2 *	Admin. Assistant *	Copies & Prints	Mileage	Survey Equipment	Technology Fee	Other	LABOR	CONSULTANT FEE	EXPENSES	TOTAL COST	TOTAL HOURS
		Direct Labor Rate	75.00	66.00	58.25	48.25	68.00	39.25	37.25	68.75	43.00	36.00	50.00	74.00	43.50	37.00	26.50				10						
Phase	**01**	**PROJECT MANAGEMENT**																									
	1.01	Amendment and Schedule		42.0		4.0			6.0												$ 12.00		$ 3,188.50		$ 12.00	$ 9,569.03	52.00
	1.02	Team oversight, coordination, resource allocation		42.0																	$ -		$ 2,772.00		$ -	$ 8,308.64	42.00
	1.03	Monthly billing and earned value tracking		12.0																	$ -		$ 792.00		$ -	$ 2,373.90	12.00
	1.04	Bi-weekly meetings		26.0																	$ -		$ 1,716.00		$ -	$ 5,143.44	26.00
	1.05	Client Coordination		16.0																	$ -		$ 1,056.00		$ -	$ 3,165.20	16.00
	1.06	Overall QA/QC	10.0																		$ -		$ 750.00		$ -	$ 2,248.01	10.00
																					$ -		$ -		$ -	$ -	
		SUBTOTAL	**10.0**	**138.0**		**4.0**			**6.0**									**$ -**	**$ -**	**$ -**	**$ 12.00**	**$ -**	**$ 10,274.50**	**$ -**	**$ 12.00**	**$ 30,808.21**	**158.00**
Phase	**05**	**STORMWATER ANALYSIS**																									
	5.01	Spread Calcs		4.0		20.0															$ -		$ 1,229.00		$ -	$ 3,683.74	24.00
	5.02	Analyze Offsite Flows at Project Limits		1.0		4.0															$ -		$ 259.00		$ -	$ 776.31	5.00
	5.03	Analyze Pretreatment Inlet Flows & Eliminate				3.0															$ -		$ 144.75		$ -	$ 433.87	3.00
	5.04	Drywell System Re-Modeling (DA map & SSA model revisions)		3.0		32.0									4.0						$ 40.00		$ 1,916.00		$ 40.00	$ 5,782.91	39.00
	5.05	Irrigation Culvert Design		12.0		20.0									20.0						$ 200.00		$ 2,627.00		$ 200.00	$ 8,074.02	52.00
	5.06	Revise Drainage Report		8.0		40.0			40.0												$ 80.00		$ 3,948.00		$ 80.00	$ 11,913.51	88.00
	5.07	Address City comments		8.0		20.0									20.0						$ 200.00		$ 2,363.00		$ 200.00	$ 7,282.72	48.00
	5.08	QA/QC by Professional Engineer		16.0																	$ -		$ 1,056.00		$ -	$ 3,165.20	16.00
		SUBTOTAL		**52.0**		**139.0**			**40.0**						**44.0**			**$ -**	**$ -**	**$ -**	**$ 520.00**	**$ -**	**$ 13,542.75**	**$ -**	**$ 520.00**	**$ 41,112.28**	**275.00**
Phase	**08**	**UTILITY COORDINATION**																									
	8.01	Stake Utility Pothole Locations						4.0						12.0	4.0						$ 48.00		$ 1,219.00		$ 48.00	$ 3,701.76	20.00
	8.02	Pothole Existing Utilities (KRC)																			$ -		$ -	$ 34,400.00	$ -	$ 34,400.00	
	8.03	Pothole Observation						20.0													$ 40.00		$ 785.00		$ 40.00	$ 2,392.92	20.00
	8.04	Integrate utility data into project plans				4.0		4.0							16.0						$ 168.00		$ 1,046.00		$ 168.00	$ 3,303.22	24.00
	8.05	Utility Meetings (3)				3.0		6.0													$ 12.00		$ 380.25		$ 12.00	$ 1,151.74	9.00
	8.06	Final Utility Plan				8.0		8.0													$ 16.00		$ 700.00		$ 16.00	$ 2,114.14	16.00
																					$ -		$ -		$ -	$ -	
		SUBTOTAL				**15.0**		**42.0**						**12.0**	**20.0**			**$ -**	**$ -**	**$ -**	**$ 284.00**	**$ -**	**$ 4,130.25**	**$ 34,400.00**	**$ 284.00**	**$ 47,063.78**	**89.00**
Phase	**11**	**MISCELLANEOUS ENGINEERING WORK**																									
																					$ -	$ 13,377.02	$ -		$ 13,377.02	$ 13,377.02	
		SUBTOTAL																**$ -**	**$ -**	**$ -**	**$ -**	**$ 13,377.02**	**$ -**	**$ -**	**$ 13,377.02**	**$ 13,377.02**	
Phase	**12**	**RIGHT-OF-WAY SERVICES**																									
	12.01	Easement Exhibits						20.0					40.0		40.0						$ 440.00		$ 4,525.00		$ 440.00	$ 14,002.98	100.00
	12.02	Easement Language											40.0								$ 40.00		$ 2,000.00		$ 40.00	$ 6,034.69	40.00
	12.03	Right of way staking plans						20.0							20.0						$ 200.00		$ 1,655.00		$ 200.00	$ 5,160.60	40.00
	12.04	Proposed Right-of-Way Staking											4.0	60.0					$ 60.00	$ 2,240.00	$ -		$ 4,640.00		$ 2,300.00	$ 16,207.68	64.00
	12.05	Title Commitments (34 @ $600/each)											4.0								$ -	$ 20,400.00	$ 200.00		$ 20,400.00	$ 20,999.47	4.00
	12.06	Appraisals																			$ -		$ -	$ 85,000.00	$ -	$ 85,000.00	
	12.07	Acquisition (WGM time is to meet with 10 affected landowners)		20.0																	$ -		$ 1,320.00	$ 95,400.00	$ -	$ 99,356.49	20.00
																					$ -		$ -		$ -	$ -	
		SUBTOTAL		**20.0**				**40.0**					**88.0**	**60.0**	**60.0**			**$ -**	**$ 60.00**	**$ 2,240.00**	**$ 680.00**	**$ 20,400.00**	**$ 14,340.00**	**$ 180,400.00**	**$ 23,380.00**	**$ 246,761.91**	**268.00**
Phase	**13**	**FINAL DESIGN - STAGE 4**																									
	13.01	Address City and Stage 3 Checklist comments		20.0		40.0															$ -		$ 3,250.00		$ -	$ 9,741.37	60.00
	13.02	Redesign of South and Clements																			$ -		$ -		$ -	$ -	
		Plan View Edits				4.0									4.0						$ 40.00		$ 367.00		$ 40.00	$ 1,140.03	8.00
		Grading Edits						16.0													$ 32.00		$ 628.00		$ 32.00	$ 1,914.33	16.00
		Detail Edits				4.0									4.0						$ 40.00		$ 367.00		$ 40.00	$ 1,140.03	8.00
		Storm Drain//drainage area /Flow/spread/permitting edits				16.0		16.0							4.0						$ 72.00		$ 1,574.00		$ 72.00	$ 4,789.82	36.00
		Signing/Striping				2.0									4.0						$ 40.00		$ 270.50		$ 40.00	$ 850.78	6.00
		Plan and Profile				4.0									4.0						$ 40.00		$ 367.00		$ 40.00	$ 1,140.03	8.00
		Lighting				4.0									8.0						$ 80.00		$ 541.00		$ 80.00	$ 1,701.56	12.00
		Landscaping Plans/Details.										2.0			2.0						$ 20.00		$ 159.00		$ 20.00	$ 496.58	4.00
		Cross Sections						4.0													$ 8.00		$ 157.00		$ 8.00	$ 478.58	4.00
		Quantity Adjustments				2.0									2.0						$ 20.00		$ 183.50		$ 20.00	$ 570.01	4.00
		ROW Changes				4.0									4.0						$ 40.00		$ 367.00		$ 40.00	$ 1,140.03	8.00
	13.03	Signing and Striping plans at 33rd (Not Included)																			$ -		$ -		$ -	$ -	
	13.04	Speed Study (Not Included)																			$ -		$ -		$ -	$ -	

Professional Services Hours

Project Name: **2024 South Avenue SS4A Scope Amendment #2**
Project #: **170410**
Client: **City of Missoula**
Date: **3/17/2026**

WGMGROUP

		Principal Engineer *	Sr Project Engineer *	Project Engineer 2 *	Project Engineer 1 *	Sr Traffic Engineer *	Staff Engineer/EI 3 *	Staff Engineer/EI 2	Sr Const Project Manager *	Landscape Architect 2 *	Landscape Architect 1 *	Land Surveyor 3 *	2-Person Crew	Sr CADD Drafter *	Project Assistant 2 *	Admin. Assistant *	Copies & Prints	Mileage	Survey Equipment	Technology Fee	Other	LABOR	CONSULTANT FEE	EXPENSES	TOTAL COST	TOTAL HOURS
	Direct Labor Rate	75.00	66.00	58.25	48.25	68.00	39.25	37.25	68.75	43.00	36.00	50.00	74.00	43.50	37.00	26.50				10						
13.05	Stage 4 RFC Plans																			$ -		$ -		$ -	$ -	
	Cover/notes/overview													2.0						$ 20.00		$ 87.00		$ 20.00	$ 280.77	2.00
	Demo Plans		4.0		8.0									16.0						$ 160.00		$ 1,346.00		$ 160.00	$ 4,194.43	28.00
	Typicals				2.0		4.0							4.0						$ 48.00		$ 427.50		$ 48.00	$ 1,329.36	10.00
	Details		4.0		8.0		2.0							20.0						$ 204.00		$ 1,598.50		$ 204.00	$ 4,995.25	34.00
	Grading Plans		8.0				30.0							24.0						$ 300.00		$ 2,749.50		$ 300.00	$ 8,541.20	62.00
	Plan and Profile Sheets		4.0		8.0		20.0							24.0						$ 280.00		$ 2,479.00		$ 280.00	$ 7,710.42	56.00
	Signing and Striping Plans/ Details													12.0						$ 120.00		$ 522.00		$ 120.00	$ 1,684.61	12.00
	Erosion Control Plans/Details				4.0									10.0						$ 100.00		$ 628.00		$ 100.00	$ 1,982.33	14.00
	Street Lighting Plans/Details				4.0		4.0							8.0						$ 88.00		$ 698.00		$ 88.00	$ 2,180.15	16.00
	Landscaping Plans/Details.									4.0	16.0									$ -		$ 748.00		$ -	$ 2,242.01	20.00
	Cross Sections		6.0		2.0		20.0							16.0						$ 200.00		$ 1,973.50		$ 200.00	$ 6,115.26	44.00
13.06	Complete and submit City Stage 4 Checklist/Plans				4.0		4.0													$ 8.00		$ 350.00		$ 8.00	$ 1,057.07	8.00
13.07	Opinion of Probable Cost		1.0		4.0		4.0													$ 8.00		$ 416.00		$ 8.00	$ 1,254.90	9.00
13.08	Final Contract Manual and Specifications				40.0				40.0											$ -		$ 4,680.00		$ -	$ 14,027.57	80.00
13.09	QA/QC	10.0	16.0																	$ -		$ 1,806.00		$ -	$ 5,413.20	26.00
																				$ -		$ -		$ -	$ -	
	SUBTOTAL	**10.0**	**63.0**		**164.0**		**124.0**		**40.0**	**4.0**	**18.0**			**172.0**			**$ -**	**$ -**	**$ -**	**$ 1,968.00**	**$ -**	**$ 28,740.00**	**$ -**	**$ 1,968.00**	**$ 88,111.67**	**595.00**
Phase 14	**BIDDING PERIOD SERVICES**																									
14.01	Prepare Bid Documents		1.0		4.0									4.0						$ 40.00		$ 433.00		$ 40.00	$ 1,337.85	9.00
14.02	Prepare Bid Advertisement		1.0		1.0															$ -		$ 114.25		$ -	$ 342.45	2.00
14.03	Post bid package to QuestCDN				1.0															$ -		$ 48.25		$ -	$ 144.62	1.00
14.04	Answer bidder questions		6.0		8.0				16.0											$ -		$ 1,882.00		$ -	$ 5,641.00	30.00
14.05	Conduct pre-bid meeting		1.0		2.0				1.0											$ -		$ 231.25		$ -	$ 693.14	4.00
14.06	Issue addenda (as needed)		8.0		12.0				16.0											$ -		$ 2,207.00		$ -	$ 6,615.14	36.00
14.07	Conduct bid-opening		1.0		2.0				1.0											$ -		$ 231.25		$ -	$ 693.14	4.00
14.08	Review bids				4.0															$ -		$ 193.00		$ -	$ 578.49	4.00
14.09	Prepare certified bid tabulation and recommendation of award				2.0											2.0				$ -		$ 149.50		$ -	$ 448.10	4.00
14.10	Notice of Award				2.0															$ -		$ 96.50		$ -	$ 289.24	2.00
14.11	Prepare and Issue final contract documents				4.0				1.0					4.0						$ 40.00		$ 435.75		$ 40.00	$ 1,346.09	9.00
14.12	Review contractor insurance and bonding								1.0											$ -		$ 68.75		$ -	$ 206.07	1.00
																				$ -		$ -		$ -	$ -	
	SUBTOTAL		**18.0**		**42.0**				**36.0**					**8.0**		**2.0**	**$ -**	**$ -**	**$ -**	**$ 80.00**	**$ -**	**$ 6,090.50**	**$ -**	**$ 80.00**	**$ 18,335.32**	**106.00**
PROJECT TOTALS		**20.0**	**291.0**		**364.0**		**206.0**	**46.0**	**76.0**	**4.0**	**18.0**	**88.0**	**72.0**	**304.0**		**2.0**		**60.0**	**2,240.0**	**3,544.0**	**33,777.0**	**$ 77,118.00**	**$ 214,800.00**	**$ 39,621.02**	**$ 485,570.19**	**1,491.00**

Total Direct Labor Hours		1,491.00	
Total Direct Labor Cost	$	77,118.00	
General Overhead	$	129,265.19	167.62%
Direct Expenses	$	39,621.02	
WGM Profit*	$	24,765.98	12%
Subtotal	$	270,770.19	
Subconsultants Fees	$	214,800.00	
Total Fee Estimate	$	485,570.19	

* (12% of Total Labor Costs)

www.kniferiver.com

Mountain Region - Missoula
JTL Group, Inc., DBA Knife River
4800 Wilkie Street
Missoula, MT 59808
(406) 532-5250
MT Contractor #10089

January 28, 2026 **Quote #** **8260128-1**

Name WGM Group - Stephen McDaniel
Address 1111 E Broadway
City Missoula, MT 59802

Phone: (406) 728-4611
Cell: (208) 610-5066
email: smcdaniel@wgmgroup.com

RE: South Avenue Utility Potholing ***REV1 02/16/26***

Scope of Work:
Knife River is pleased to provide the following proposal for the work discussed. Knife River will provide labor, equipment, and materials to:

Item	Description	Quantity	Units	Unit Price	Total
10	Traffic Control - all TC by Poteet	1	LS	$7,900.00	$7,900.00
20	Utility Pothole - each pothole to be approx 2' x 2' in size and includes asphalt demo, hyrdrovac excavation to top of utility, measurement of utility depth below adacent grade, backfill with ¾" crushed course rock, 4" compacted thickness of Sakrete All Weather Blacktop Patch, hot rubber crackseal of asphalt patch, minor landscape repair if necessarry (topsoil + seed) *** WGM to mark all locations of desired utility pothole ***	20	EA	$1,325.00	$26,500.00
				TOTAL	**$34,400.00**

Please Note:
Cold Weather construction items and associated costs are **NOT** included in this proposal - this includes but is not limited to: concrete blankets, hot water and/or accelerating admixtures in concrete, ground heating/thawing, tenting/tarping. If any of these items are necessary, they will be billed accordingly.
All Change Orders and Extra Work will not begin until a signed Change Order is in place, REGARDLESS of impact on schedule.
All options assume that all materials under existing asphalt/concrete are in good, stable condition. If unsuitable materials such as clay, organic matter, pumping areas/soft spots, etc. are discovered, they are to be discussed and what the cost associated in removing them will be before proceeding.
All construction materials & construction services will be in compliance with the Montana Public Works Standard Specifications 7th Edition, April 2021

Exclusions:
Permits of any kind - if any permits are required, they can be purchased by Knife River and will be billed at direct cost
All irrigation repairs
Surveying/staking of all items
Quality Control/testing of sub-grade, sub-base & base gravels, asphalt, and/or concrete

Conditions:
This proposal must be included as an exhibit in the subcontract agreement
This proposal is subject to withdrawl 30 days after the above date
This proposal is contingent upon a mutually agreeable contract or signing of this proposal
Scheduling of this work is subject to pre-approval and is at the discretion of Knife River
Payment is expected in full within 30 days after the date of the invoice
If you accept this proposal and would like Knife River to perform the work, please sign at the bottom and return a copy to my attention

Please feel free to contact me if you have any questions at all. Thank you for the opportunity to bid this work.

Sincerely,

Michael Hughes
Estimator / Project Manager
Office (406) 532-5202 / Cell (406) 240-9855
michael.hughes@kniferiver.com

Acceptance Signature

Date

Western Real Property

South Avenue Safe Streets for All

Stephen,

The following estimate is for the South Avenue Reconstruction Project. Based on a review of the project plans, the scope of work will include seventeen appraisals. The appraisals will be delivered in 60 to 90 days from the date of the staking.

Appraisals

Of the seventeen required appraisals:

- **Five parcels are zoned OP-3 (Open Space / Public / Institutional).** These properties do not typically transact in the open market and therefore require a significantly greater level of effort than a standard appraisal. The valuation of these parcels will involve limited market evidence, expanded research, and application of an across-the-fence (ATF) valuation methodology. The fee for these appraisals will be **$7,500 each**. These appraisals are highlighted in yellow on the following chart.
- **Twelve appraisals involve complex strip takings.** These assignments require additional analysis and reporting due to the nature of the acquisitions and associated impacts. The fee for these appraisals will be **$3,500 each**. These appraisals are highlighted in green on the following chart.

Appraisals	**$79,500**
Meetings	**$5,500**
TOTAL FEES	**$85,000**

Please let me know if you have any questions,

Matthew Kaiel
Western Real Property

Western Real Property

South Avenue Safe Streets for All

PARCEL	APPRAISAL TYPE	NAME	TOTAL AREA	Construction Permit (Temporary Easement)	EASEMENT AREA	SHEET NO.	APPRAISAL FEE
1-2	ATF	TARGET RANGE SCHOOL DISTRICT #1	814,339	139	977	3,17	$7,500
1-3	Taking and Damages	TARGET RANGE TRAILER COURT LLC	403,980	6,675	329	3,15	$3,500
1-4	ATF	MISSOULA COUNTY HIGH SCHOOL DIS	2,878,334	1,295	638	3,4,5,6,17	$7,500
1-41	Taking and Damages	BAKER GARY S	34,771		3,789	10	$3,500
1-43	Taking and Damages	WTG PROPERTIES LLC	38,398	2,837	4,821	10	$3,500
1-44	Taking and Damages	AUNE TAIT ELIAS	22,963	1,700	2,851	10	$3,500
1-45	ATF	RCHP BILLINGS MISSOULA LLC - Com	25,354	3,815	3,208	11	$7,500
1-47	Taking and Damages	HICKS GERALD R - Trailer Park	208,833		10,376	11	$3,500
1-48	Taking and Damages	FIRST LUTHERAN CHURCH OF MT	20,049	521	4,324	11	$3,500
1-49	Taking and Damages	FIRST LUTHERAN CHURCH MISSOULA	188,934		6,585	11	$3,500
1-52	Taking and Damages	RCHP BILLINGS MISSOULA LLC	49,429	1,858	220	11	$3,500
1-54	Mixed Use	CENTRAL PLACE PARTNERS LLC	22,600	974	416	12	$3,500
1-55	ATF	VILLAGE HEALTH CARE INC	247,680	4,120		12	$7,500
1-59	Taking and Damages	UNION SQUARE APARTMENTS LLC	219,299	2,793	400	12	$3,500
1-63	ATF	MISSOULA RURAL FIRE DISTRICT	66,669	2,780	1,163	13,14	$7,500
1-65	Taking and Damages	ROCKY MOUNTAIN OIL INC	66,958	1,498		13,14	$3,500
1-73	Taking and Damages	TARGET RANGE DEVELOPMENT LLC	186,726	7,568		15,16	$3,500
			TOTAL ACQUISITION AREAS:	**62,705**	**41,904**	**Appraisals**	**$79,500**
						Meetings	**$5,500**
						Total Fees	**$85,000**

March 16, 2026

Scope of Service and Budget
South Avenue Safe Streets for All – R/W Acquisition

Project Description

Fair Way Right-of-Way Services, LLC (Consultant) will support WGM in completing their work for the City of Missoula and Missoula County in connection with the South Avenue Safe Streets for All project by providing services related to the valuation of 15 parcels and acquisition of 34 project parcels (3 parcels with permanent easements, 13 parcels with both easements and temporary construction permits, and 15 with temporary construction permits) and up to 15 negotiations-only parcels by Consultant. All work is to be completed by January 31, 2027, as outlined in Schedule.

Task 1: Project Management and Contract Administration

Description*:* Fair Way will provide project management assistance to serve the needs of WGM and City of Missoula/Missoula County. Tasks include the coordination with WGM, City of Missoula/Missoula County, MDT, Western Real Property, and project team with monthly coordination meetings through the end of the acquisition process. In addition, tasks include quality assurance, client service, and preparing a final bill and invoice. The time required to manage the project and the contract is reflective of the complexity of the tasks outlined in Tasks 2 and 3 and the duration of the project as defined in the project schedule.

Assumptions:

- Invoices will be submitted to WGM either monthly or at Completion of Valuation and Acquisition for All Parcels, which is negotiable.

Task 2: Valuation of Right of Way

Description:

Fair Way Right-of-Way Services will complete Waiver Valuations for up to 15 parcels, each with less than $15,000 in total compensation for delivery to the City for their review and approval. All Waiver Valuations shall comply with and be written in accordance with Chapter 4 of the MDT Right-of-Way Manual. Fair Way will include in the submittal to the City or MDT all necessary information used to form the fair Market Value in each Waiver Valuation, and they will be complete and reliable in all their contents.

Deliverables:

- Completed Waiver Valuations

Assumptions:

- Waiver valuations will be completed for 15 parcels with temporary construction permits.
- Waiver Valuation reviews will be completed by the City or MDT for all 15 parcels.

- The assumption is made there will be no contractors' estimates for costs to cure that would possibly delay the delivery of Waivers.

SCHEDULE:

Fair Way realizes time is of the essence. If a contract is executed for services, Fair Way shall deliver within 40 days of receiving title commitments and final right-of-way plans, the Waiver Valuations for this project to either the City or MDT.

Said schedule is dependent on prior commitments to other projects and agreements that Consultant may enter into before an Agreement is executed with WGM for this project.

An assumption is made that there will be no contractors' estimates for costs to cure that would possibly delay the delivery of Waivers. If a Waiver does get delayed due to a contractor, all remaining Waivers shall be submitted according to the agreed upon schedule at the time Agreement is executed.

Consideration:

By their very definition, Waiver Valuations shall not be considered complex in nature. However, some items or issues may influence the complexity of individual Waivers. Thus, the following consideration shall be applicable to Waiver Valuations for this project:

WAIVER COMPLEXITY	**Price (per Waiver)**
Parcels with compensation of $15,000 or less and no costs to cure	$1,000
Parcels with compensation of $15,000 or less with costs to cure	$1,200

Compensation for valuation services for the project based on these rates is not to exceed $15,400. The not-to-exceed number is based upon a total of 15 parcels with 13 parcels having compensation of less than $15,000 and no costs to cure and the possibility of 2 additional parcels having compensation of less than $15,000 but requiring bids for costs to cure.

Task 3: Acquisition of Right of Way – Easements and TCP's

Description: At least four to five contacts are anticipated to obtain voluntary settlements. The Consultant shall allocate adequate time to work through the emotional aspects of the forced sale, to educate the owners about the valuation process, to discuss the particular valuation questions, and to resolve differences. The Consultant shall not set a pre-established number of contacts that will be allotted either for seeking settlement or before a parcel is turned over to pre-legal.

As part of the negotiation process, Consultant will complete the following tasks for the 34 parcels identified in the preliminary R/W plans provided by WGM:

MDT, the City/County, or WGM will provide:

- Deeds, easements and other conveyance documents, along with associated exhibits.
- Approved Appraisals and/or Approved Waiver Valuations
- Landowners' comment forms and other previously gathered information, if any.

Fair Way will prepare/obtain the following, in accordance with MDT's Right-of-Way Manual, for each parcel:

- Review PE files, maps, deeds, documents, appraisals, waiver valuations and title reports.
- Conduct research on parcels requiring easement interests, and/or construction permits to determine if ownership, mortgage, or lien information has changed since last available title information was provided.
- Prepare documents needed for property acquisition:
    - Right-of-Way Agreement(s)
    - W-9 Form(s), if applicable,
    - A Realty Transfer Certificate (RTC) for each deed (only if any fee acquisition is required)
    - Tax reimbursement forms, if applicable
    - Deed(s), Easement(s), and other conveyance documents
    - Signing authority documentation, if necessary (trusts, corporations, partnerships, etc.)
    - Parcel Acquisition History
    - Prepare appraisal revisions, when required, not to exceed $5,000.
    - Obtain signed landowner permission when Waiver Valuations are between $15,000 and $35,000.
    - Prepare written offer (in appropriate format) to landowner(s), lessees, and any other property interest holder such as conservation easement holders, etc.
- Conduct landowner negotiations:
    - Contact landowner (or representative) by mail or in person, if at all possible and provide all applicable documents
    - Obtain contractor estimates, when necessary, to facilitate the negotiation process and appraisal revisions
    - Provide negotiation services and research issues raised by landowner.
    - Prepare administrative settlement justification forms, when required, not to exceed $10,000.

- Secure required signatures.
- Recommend parcels for condemnation where necessary. If approved by City, submit parcel condemnation package with a transmittal form.
- Obtain mortgage and lien releases and clear taxes, when necessary.
- Complete all required documents and submit for closing and payment (typical list of required documents is available in MDT's right-of-way manual).
- Obtain signatures on miscellaneous documents required to provide City/County with clear title to right of way, easement, and permits being acquired.
- Conduct research to complete the RTC, if necessary.
- Complete and submit the final acquisition package for each parcel. Package to be securely submitted.

Assumptions:

- It is assumed no relocation will be required on the project. If relocations are found to be necessary, relocation assistance will be provided by MDT or a qualified relocation agent.
- WGM will order and the City/County will pay for title commitments for all parcels in which right-of-way acquisition or easements are required.

Deliverables:

- Submit all required documents for closing and payment to landowner.
- Prepare pre-legal package when directed for parcels recommended for condemnation.

CONSIDERATION:

The following breakdown shall be applicable to acquisitions for this project:

ACQUISITION COMPLEXITY	Per Parcel
Temporary construction permit or negotiation only parcel	$1,500
Basic acquisition (One or two individual signers)	$2,800
Multiple-signers, out-of-county, or entity owner (Trust, LLC, Corp. etc.)	$3,500
Acquisition with major improvements or extensive damages	$3,800

Acquisition services for the project based on these rates is not to exceed $95,400. The not-to-exceed number is based upon 15 temporary-construction-permit-only parcels, 3 easement-only parcels, 13 parcels with both (the assumption was made to split these acquisitions equally between one or two individual signers and multiple signers/out-of-county/entities), and 15 negotiations-only parcels.

Schedule:

Time is of the essence and Fair Way proposes the following:

- 3/31/2026: Contract signed
- 4/2/2026: Begin field work and field visit #1
- 5/11/2026: Draft waiver valuations to City or MDT for review
- 5/26/2026: Valuation reviews complete
- 5/27/2026: Begin acquisition activity starting with packet preparation
- 6/1/2026: First offers begin
- 6/2/2026 through 1/31/2027: Ongoing negotiations
- 2/1/2027: Acquisition complete and all packets submitted
- 2/12/2027: R/W Certification